



FOR SALE

PROMINENT RETAIL UNIT

16 LADY STREET, ANNAN, DG12 5DA

Prominent position in Annan Town Centre

Double fronted retail office property with rear yard

Net floor area of 65.53 sqm (705 sqft)

100% Rates relief available

Potential for alternative uses

Offers over £37,000 are invited



LOCATION

Lady Street lies to the north of Annan Town Centre, short walk from its junction with High Street and is a mixed commercial and residential area with nearby occupiers including a large public bar, children's soft play arena and the local cinema.

Annan is a market town with a population of around 9,000 located within the Dumfries and Galloway region, approximately 16 miles east of Dumfries and 8 miles west of Gretna.

DESCRIPTION

16 Lady Street is a prominent retail unit contained on the ground floor of a two-storey detached building with a private flat above, under separate ownership. The building is of traditional construction and has recently been roughcast rendered. The shop has double display windows on to Lady Street with a return frontage window on to a lane accessing the rear of the property where this is an enclosed garden/yard area belonging to the property.

Internally, the shop comprises of a main sales area, secondary sales area, a store, and a toilet. Indicative layout plans are provided

AREAS

The property extends to a net internal floor area of 65.53 sqm (705 sqft).

RATING

The rateable values total £4,200 and the building offers 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

PRICE

Offers over £37,000 are invited for our clients heritable interest.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

EPC upon request.

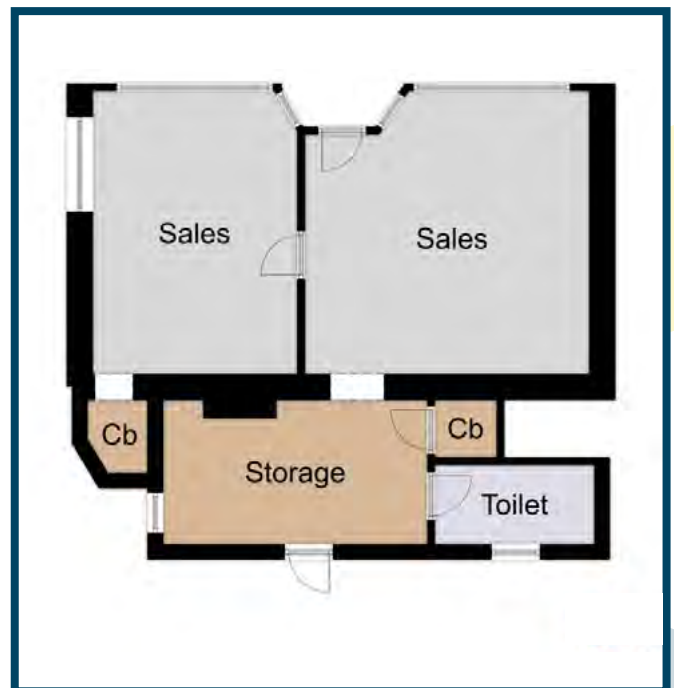
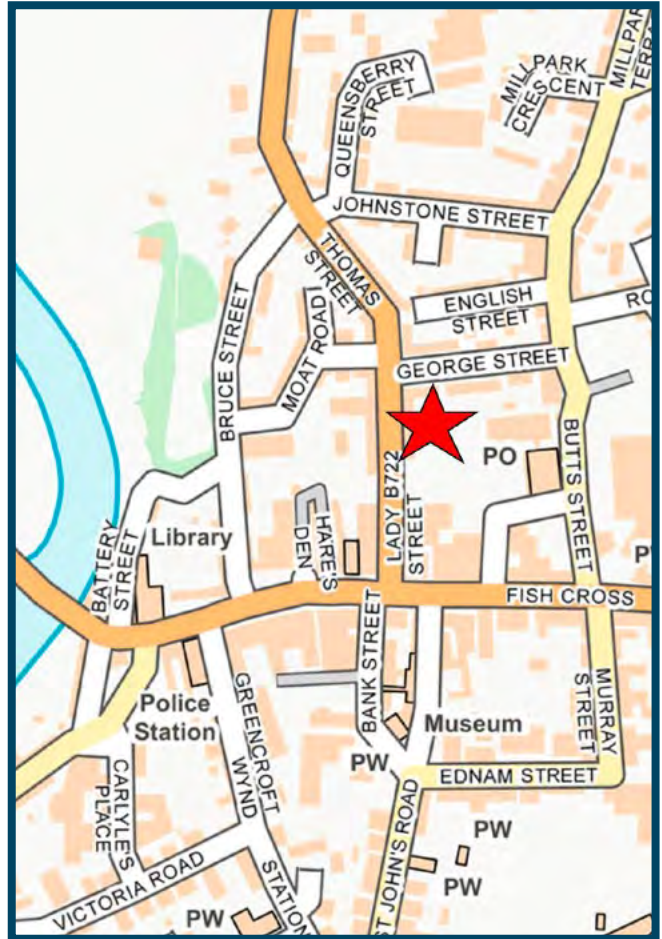
VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

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